

QUONSET DEVELOPMENT CORPORATION

STRATEGIC PLANNING COMMITTEE MEETING

August 18, 2008

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the “Corporation”) was held at 3:30 p.m. on Monday, August 18, 2008 at the offices of the Corporation located at 95 Cripe Street, North Kingstown, Rhode Island, pursuant to notice to all members of the Strategic Planning Committee and a public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island Law.

The following members constituting a quorum were present and participated throughout the meeting as indicated: John Simpson, Sav Rebecchi, and Barbara Jackson. Steven King, Managing Director, Heidi Green, Planning Specialist of Quonset Development Corporation, Edward Spinard of The Maguire Group, participated as indicated:

1. Call to order:

The meeting was called to order at 3:35 p.m. by Chairperson John Simpson.

2. Approval of minutes:

Minutes from the July 21, 2008 meeting were tabled until the next meeting.

3. Review of Agencies' comments to the Draft Master Land Use and Development Plan:

Mr. Simpson expressed appreciation for the efforts of the other agencies in providing their comments pertaining to QDC's Master Land Use and Development Plan.

Mr. Spinard stated The Maguire Group created a matrix consolidating the comments of RIDEM, CRMC, the Historic Preservation and Heritage Commission, and the draft comments from the Statewide Planning Council (SPC) (the matrix was created prior to receiving the final comments from the SPC). Mr. Spinard suggested that the Strategic Planning Committee focus on the final comments from the Statewide Planning and the Town's comments.

The Committee agreed to review the Matrix and provide feedback to Steven King and/or Heidi Green via email. Matrix is attached at Exhibit A.

Committee reviewed the Statewide Planning Program Review Report noting the following comments:

their suggested change of “policies that state that the recruitment of new users should be focused on uses that don’t require large amounts of potable water for their operations.” Should a potential user require large quantities of water, it is possible to work towards solution.

Page 5 – Projected Water Demand – Mr. King informed the Committee that QDC as a water supplier prepares a plan entitled the Water Supply System Management Plan. The Water Department has submitted a 5 year update to the Water Resources Board and that plan has been approved. The Water Supply System Management Plan contains language regarding water projections is slightly different. Statewide Planning has recommended that the Master Land Use and Development Plan be revised so that it is consistent. QDC agrees and will edit the document.

Page 7 - Part III Other Comments and Recommendations – contained discussion regarding inconsistencies with the Maps and the Master Land Use and Development Plan. QDC will review the maps and make them consistent.

Page 8 – Site Influences and Floodplains – Statewide Planning has made some suggested revisions. QDC will incorporate the recommendations.

Page 8 - Discussion regarding hazard mitigation plan – QDC agrees

that is a separate document which should contain a risk assessment plan, identification of the areas at risk, and emergency plan. QDC will coordinate with Town's Fire and Police Departments and the Emergency Management Agency.

Page 9 – e. Settlement Agreement Properties – The properties associated with the 1979 Settlement Agreement will be incorporated into the Master Land Use and Development Plan.

Page 9 – f. Sites Requiring Environmental Remediation – QDC will include the two known sites- (Site 16 Allen Harbor and Nike Site).

Page 9 – Mixed Used Development – QDC will change the “Land Use” category to “Commercial/Services” as recommended by Statewide Planning.

Page 9 – The Committee does not agree with the statement as contained in the Report, “It is also recommended that the previous Plan's qualifiers related to the prevention of commercial strip development and restriction of ancillary retail sales to limit detrimental impacts be included in a revised “Commercial/Services” definition.

Page 10 – c. Transit Oriented Development – Residential Uses – The committee agrees that a new category and revised definition should replace transit oriented development. Residential uses generally

included as supporting use in a transit oriented development will need to be carefully examined in an overall feasibility study. The study should consider whether a residential component would make West Davisville a more attractive location for transit oriented development. In the interim, there will be a new category called transit oriented commercial services which will also be added to the land use map.

Page 11 – b. Davisville Waterfront – QDC agrees to define this area on the map and to clarify the deed restrictions.

Page 12 – 1. The State Guide Plan – QDC agrees that a reference be added that indicates that the State Guide Plans have 128 elements.

Page 12 - 2. Local Comprehensive Planning – The Committee recommends QDC should be as consistent as possible, but may not be able, to attain full consistency with North Kingstown's Comprehensive Plan.

Page 13 – 1. Internal Circulation System – QDC agrees to make revisions to maps.

Page 13 – 2. Parking – The SPC suggested that QDC reassess minimizing the amount of parking area required for projects. QDC does not agree with reducing the amount of parking required. Currently, QDC allows project proponents to submit plans showing

the amount of parking required but permits proponents to initially build the amount of parking they need. However, QDC reserves the right to require more parking be built should there be expansion to the existing building or should the use of the building change.

Page 13 – 4. Strategies To Reduce Vehicle Trips – SPC has requested that the “Transportation Management Association” paragraph from the prior Master Plan be included on the latest version. QDC retained a consultant in the past that concluded that the density is not present to have a successful Transportation Management Association at this time.

Page 14 – 2. Wastewater System – SPC has recommended that QDC include information regarding their negotiations with the Town to provide sewer service to Post Road. Since these negotiations are ongoing, the Committee agrees that this may be premature at this point.

Next steps:

- Committee members should submit any additional comments to matrix via email to Steven King or Heidi Green.**
- The Maguire Group will prepare a new matrix of all changes and submit a revised draft by September 15th.**

There being no further business to come before the Committee, upon motion duly made by Mr. Rebecchi and seconded by Ms. Jackson the

meeting was adjourned at 4:45 pm.

Respectively submitted

By: _____

Steven J. King P.E.

Managing Director